007.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,025,700 / 1,025,700
					USE VALUE:	1,025,700 / 1,025,700
					ASSESSED:	1,025,700 / 1,025,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BORGES BARBARA A/TRUSTEE	
Owner 2:	BARBARA BORGES LIVING TRUST	
Owner 3:		
Street 1:	74 ORVIS RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	BORGES BARBARA A -
Owner 2:	-
Street 1:	74 ORVIS RD
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,770 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 3235 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4770.000	566,800	8,400	450,500	1,025,700
Total Card	0.110	566,800	8,400	450,500	1,025,700
Total Parcel	0.110	566,800	8,400	450,500	1,025,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.03 | /Parcel: 317.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 6228
GIS Ref:
GIS Ref:
Insp Date: 11/29/17

!670!

PREVIOUS ASSESSMENT

Parcel ID: 007.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	567,000	8400	4,770.	450,500	1,025,900	1,025,900	Year End Roll	12/18/2019
2019	104	FV	420,000	8400	4,770.	478,600	907,000	907,000	Year End Roll	1/3/2019
2018	104	FV	434,100	5100	4,770.	349,100	788,300	788,300	Year End Roll	12/20/2017
2017	104	FV	406,100	5100	4,770.	304,100	715,300	715,300	Year End Roll	1/3/2017
2016	104	FV	406,100	5100	4,770.	259,000	670,200	670,200	Year End	1/4/2016
2015	104	FV	360,100	5100	4,770.	253,400	618,600	618,600	Year End Roll	12/11/2014
2014	104	FV	360,100	5100	4,770.	208,300	573,500	573,500	Year End Roll	12/16/2013
2013	104	FV	375,400	5100	4,770.	198,200	578,700	578,700		12/13/2012

PRINT

Date	Time
12/10/20	16:24:54

LAST REV

Date	Time
07/20/18	09:34:28

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 670

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BORGES BARBARA	63364-97		3/12/2014	Convenience		No	No		
	14131-90		11/30/1980			No	No		Paul A Borges Sr. dod 11/25/2005

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2018	705	Det. Gar	17,000	C				
11/3/2017	1466	Det. Gar	31,000	C				
11/10/2016	1390	Redo Bat	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	Inspected	BS	Barbara S
11/3/2017	MEAS&NOTICE	HS	Hanne S
5/20/2009	Measured	189	PATRIOT
11/1/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	264	PATRIOT
8/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	6228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4770		Sq. Ft.	Site		0	80.	1.18	1									450,479						450,500	

Total AC/HA: 0.10950 | Total SF/SM: 4770 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 450,479 | Spl Credit | Total: 450,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03349161
Const Adj.:	0.98490196
Adj $ / SQ:	173.041
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696307
Depreciation:	129513
Depreciated Total:	566794

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
1	5	3	
Totals			
2	10	6	

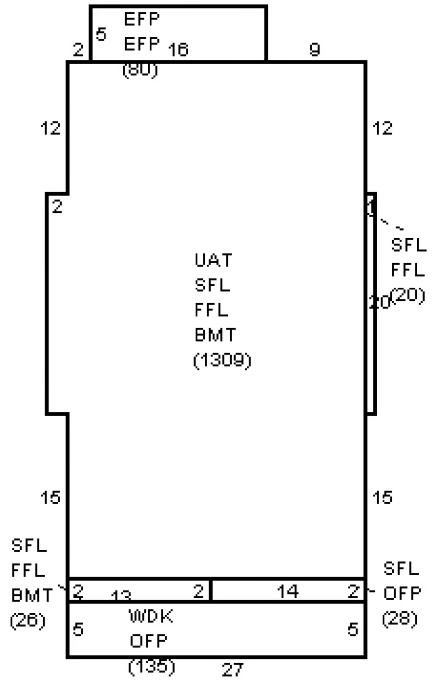
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.04
Special Features:	0	Val/Su Net:	116.67
Final Total:	566800	Val/Su SzAd	207.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,383	173.040	239,316
FFL	First Floor	1,355	173.040	234,470
BMT	Basement	1,335	56.070	74,847
UAT	Upper Attic	327	95.170	31,145
OFP	Open Porch	163	26.220	4,274
EFP	Enclos Porch	160	43.570	6,972
WDK	Deck	135	13.200	1,783

	Net Sketched Area:	4,858		Total:	592,807
Size Ad	2738	Gross Are	5840	FinArea	3235

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	2017	21.25	T	1.6	104			8,400			8,400

More:	N	Total Yard Items:	8,400	Total Special Featues:		Total:	8,400